

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH ENTRANCE PORTICO OF THE YOUNG COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale. Cash.**

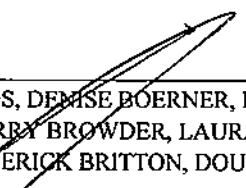
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 26, 2014 and recorded in Document VOLUME 1171, PAGE 304 real property records of YOUNG County, Texas, with GREGORY NEIL CRAWFORD JR AND WHITNEY NICOLE CRAWFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GREGORY NEIL CRAWFORD JR AND WHITNEY NICOLE CRAWFORD, securing the payment of the indebtednesses in the original principal amount of \$207,668.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



BRENDA WIGGS, DEMISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, TIM LEWIS, LORI MCCARTY, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the YOUNG County Clerk and caused to be posted at the YOUNG County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD

OCT 24 2016

KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS



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EXHIBIT "A"

BEING THE SURFACE AND SURFACE ESTATE ONLY IN AND TO 0.63 ACRES, MORE OR LESS, OUT OF C. P. HEARTT SURVEY, ABSTRACT NO. 133, YOUNG COUNTY, TEXAS. SAID 0.63 ACRES BEING PART OF AN 11.0 ACRE TRACT DESCRIBED AS TRACT 2 IN VOLUME 745, PAGE 259, DEED RECORDS OF SAID COUNTY. SAID 0.63 ACRES BEING DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 11.0 ACRES;

THENCE S 83 DEG. 34' 49" W 151.61 FEET WITH THE SOUTH LINE OF SAID 11.0 ACRES TO A SPIKE FOUND FOR CORNER;

THENCE N 04 DEG. 39' 31" W 175.58 FEET WITH THE WEST LINE OF SAID 0.63 ACRES TO A SPIKE FOUND FOR CORNER IN THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMBER RIDGE DRIVE;

THENCE N 85 DEG. 20' 29" E 166.95 FEET WITH SAID RIGHT-OF-WAY LINE OF TIMBER RIDGE DRIVE AND THE NORTH LINE OF SAID 0.63 ACRES TO A 60D NAIL SET FOR CORNER AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMBER RIDGE DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF TIMBER RIDGE LAKE ROAD;

THENCE S 00 DEG. 29' 36" W 171.61 FEET WITH SAID WESTERLY RIGHT-OF-WAY LINE OF TIMBER RIDGE LAKE ROAD AND THE EAST LINE OF SAID 0.63 ACRES TO THE POINT OF BEGINNING CONTAINING 0.63 ACRES MORE OR LESS.



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